



RESULTS

MEETING COMMENTS RECEIVED

MAY 2010



<http://planning.lacounty.gov/tnc>

SUMMARY

During May 2010 the Los Angeles County Department of Regional Planning hosted four community outreach meetings titled, “Results,” to share the proposed Preliminary Draft Land Use Map and accompanying goals and policies to the public. The products introduced at this series were based on the past work of community members from the Vision, Goals, Implementation, and Mapping community outreach meetings. The purpose of the “Results” series was to explain the land use map development process, introduce the proposed Preliminary Draft Antelope Valley Land Use Map, distribute the draft goals and policies, and discuss the photo visualizations.

The first portion of each meeting consisted of an open house where meeting participants had the opportunity to review all the products including the land use map, goals and policies, and photovisualizations.

The second portion of each meeting consisted of a presentation to describe the land use mapping process, objectives, and results. Additionally, a polling exercise required meeting participants to provide feedback on initial reactions to the products introduced and the concepts behind them.



The following comments from each meeting were provided during the open house or responses to the polling questions gathered during the presentation. Comments have not been edited.



MAY 17, 2010

Meeting location: George Lane Park

Number of attendees: 23

Communities in attendance: Antelope Acres, Quartz Hill, Lancaster, Palmdale, White Fence Farms

I feel that the proposed land use plan protects Antelope Valley's environmental resources.

- Cities negatively impact unincorporated communities
- Skepticism in implementation
- Concept is good but potential for city influence
- No local access to public hearings; should have local feed at public facilities

I feel that the proposed land use plan maintains and enhances the rural character of the Antelope Valley.

- Skepticism in implementation
- Would like to see proposed High Desert Corridor on map

I feel that the proposed land use plan will help minimize threats from hazards.

- Density designations are not enough
- Flooding from cities drain into unincorporated communities
- Identification of hazards do not deter development
- How is the plan enforced?

I feel that the proposed land use plan provides enough opportunities for commercial and industrial services.

- Want more commercial and industrial in town centers and strategically located
- Currently not enough parking

The land use pattern for my community allows for new development (density, type, etc.) that I am comfortable with.

- Not enough info/time to review materials prior to meetings
- Need to have young people represented
- Capture larger audience at local community events
- Use Quartz Hill Chamber of Commerce to get the word out

I like the representation of how Quartz Hill could look in the future.

- Like the additional parking, solar, clean
- Do not like generic look; would add more equestrian, desert feel, almond trees

- Like undergrounding of utilities
- Do not like bike lane; need public education on bike lanes, need safe routes for kids
- Like bike lane; safest option for bikes
- What about bike routes around schools? The designated route in the traffic flow does not appear kid friendly.
- Show Poppy Reserve and Ripley Desert Woodlands on map
- Keep it rural; no changes in farm animal keeping in rural county areas
- Trail/bike paths to accommodate equestrians in new housing tracts
- Rolled curbs instead of angular
- Develop parks (tennis, skateboard, etc.)

Antelope Acres Visualization Request

- Downtown area at 90th Street W with main cross street at W Avenue E-8
- Remove power and phone lines (all utilities underground)
- Bike lane from Avenue J to Avenue A
- Desert landscaping along 90th Street W
- No curbs and gutters
- Open space
- Walk/horse path (not paved) through business area (90th Street W) and down 90th Street W
- Western/desert style buildings
- Use natural materials and decomposed granite (parking)
- Permeable paving at crosswalks
- Entrance sign to downtown Antelope Acres at Wood Ave (facing north) and Avenue E-4 (facing south)
- Retain 2-lane roadway
- Dark night skies

Additional comments received

- Proposed vision for Quartz Hill does not support or encourage equestrian lifestyle. Ignores existing horse owners by continuing the elimination of available routes for horseback riding. This is not good or desirable.
- Need riding routes, trails, bridle paths, signs, and places to hitch
- No changes in horse keeping or farm animal keeping in rural county areas
- Trail easements to accommodate equestrians and hikers, should be included in any new county housing projects to connect future county trails
- Include bicycle paths along with new or improved roads
- Keep rural, rural. No bright street lights and limit the amount of street lighting.
- Cement walls shall not exceed 4'. No "compound" type of cement block wall fencing. This only leads to graffiti.
- Rolled curbs instead of angular
- Limit on "big box" and redundant businesses. Must be passed by the local voters.



MAY 19, 2010

Meeting location: Jackie Robinson Park

Number of attendees: 29

Communities in attendance: Juniper Hills, Lake Los Angeles, Pearblossom, Roosevelt, Sun Village, Acton

I feel that the proposed land use plan protects Antelope Valley's environmental resources.

- Concern over water supply throughout the Valley, especially in Lancaster and Palmdale where dense development exists
- Concern over areas where RL1 is designated was previously required to have 2 acre minimum lots with clustering (Acton)

I feel that the proposed land use plan maintains and enhances the rural character of the Antelope Valley.

- Concern over density in Acton
- Agree that densities have been reduced in areas that previously could be higher
- Concern over city influences

I feel that the proposed land use plan will help minimize threats from hazards.

- Information presented is too broad
- Need more information on flooding/drainage
- Not enough information linking constraints to land use designations
- Concerned over dust from crops

I feel that the proposed land use plan provides enough opportunities for commercial and industrial services.

- Want more major commercial (Lake Los Angeles)
- Sufficient commercial land to expand (Lake Los Angeles)
- Not large enough area for commercial uses (Sun Village)
- Too much commercial (Acton)

The land use pattern for my community allows for new development (density, type, etc.) that I am comfortable with.

- Concern over relationship/consistency with zoning (Lake Los Angeles)

I like the representation of how Littlerock could look in the future.

- Most liked the visual

I like the representation of how Lake Los Angeles could look in the future.

- Most liked the visual
- Do not want median and 4-lanes; want 2-lanes

I like the representation of how Sun Village could look in the future.

- Most liked the visual
- In favor of senior housing
- Cannot decide if I like the visualization because I do not know where the borders are and cannot see the rest of the community

In general, the draft plan supports the values and ideals expressed during the community involvement process.

- Most agreed
- Juniper Hills agreed

Additional comments received

- County Council/development pressure when it comes time to implement or enforce the plan
- Need to see the implications of the High Desert Corridor
- Criteria for determining land use especially in mixed-use
- Level of emissions around Vincent Station



MAY 24, 2010

Meeting location: Acton Community Center

Number of attendees: 55

Communities in attendance: Acton, Agua Dulce

I feel that the proposed land use plan protects Antelope Valley's environmental resources.

- No specifics on Acton
- High density mixed-use will not protect resources
- See good and bad; RL1 seems to counter rural preservation
- Like the proposed commercial policies
- Concern about location of CR-MU
- Concern over lowering of densities on smaller sized properties
- No historical input (hotel across from town center)
- Bridle paths impact private properties
- Concern about funding for infrastructure and landscaping

I feel that the proposed land use plan maintains and enhances the rural character of the Antelope Valley.

- Designation changes such as RL1 changes the rural character
- Need clear connection between lot size and density
- Issue of undersized lots and ability to subdivide

I feel that the proposed land use plan will help minimize threats from hazards.

- Does not address private roads prone to flooding
- Land use does not address all of the hazards
- Concern over implementation of plan
- People are aware of hazards and constraints where they own land and should be allowed to build
- Flooding not addressed
- Need to account for ability to protect residents on land surrounded by forest and other lands outside of County jurisdiction

I feel that the proposed land use plan provides enough opportunities for commercial and industrial services.

- Too much as proposed (unanimous)
- Concern over location of commercial/industrial
- Any commercial services should serve Acton/local residents
- No pass through traffic

- Keep current commercial uses as is
- Last two questions are loaded questions and inaccurate

The land use pattern for my community allows for new development (density, type, etc.) that I am comfortable with.

- Too much density
- Have not asked for more than 5 acres
- Too many land use designations
- Rebuild issues; would like grandfathering in case of fire and other hazards
- In rebuilds, can homes be required to have larger water storage tanks?
- Need to consider development in cities that contribute to emission levels

I like the representation of how the Acton Town Center could look in the future.

- Question is not specific enough
- Trail that has been GPS'd is not represented
- Do not want curbs, gutters, or sidewalks
- Historic hotel as not rebuilt; should be rebuilt to serve as a landmark/museum but not operate as a full-fledged hotel

I like the representation of how the Vincent Grade/Acton Station could look in the future.

- Need public restroom at station
- Want to maintain as is; do not want potential residential development

In general, the draft plan supports the values and ideals expressed during the community involvement process.

- Constraints analysis not reflective of community recommendations
- Realtors need to be aware of these plans

Additional comments received

- Don't mess with our lifestyle
- Leave Acton alone
- Your new designations look like a mess
- No more clustering under any circumstance
- We have water problems. Why do you want to develop knowing we have growth issues already? Leave us alone!
- No curbs, no gutters, little to no pavement
- Changing the land use will have an impact on the rural lifestyle. Development with curbs, etc., don't change the usage of the roads. How is that compatible with rural lifestyles? Some of us like no curbs and dirt shoulders. Why is Acton linked with the Antelope Valley areas? Affiliation is closer to Agua Dulce and Santa Clarita Valley. Who's paying for all of this? What if it's not wanted or desired?
- Address environmental constraints from 1986 before changing zoning
- New land use designations should be consistent with zoning (e.g. previously subdivided lots in proposed RL20)



MAY 26, 2010

Meeting location: Lakes Community Center

Number of attendees: 24

Communities in attendance: Elizabeth Lake, Green Valley, Lake Hughes, Leona Valley, Three Points

I feel that the proposed land use plan protects Antelope Valley's environmental resources.

- Annexation poses threat to protection of resources
- Specific plans pose threat to resources
- Large developers can build but small property owners limited
- Lower density on large properties to RL80 (1dwelling unit / 80 acres) in Three Points
- Not enough protection for the lakes and mountain communities; threats from Centennial and Ritter Ranch

I feel that the proposed land use plan maintains and enhances the rural character of the Antelope Valley.

- Inappropriate commercial designations on some streets in Lake Hughes
- Idea/concept is good but is it effective?
- Want more protection for this area
- Concern over annexation
- Want dark skies regardless of security or business purposes
- This process takes too long
- Want more public input in the annexation process
- Would like to see less improvements in Elizabeth Lake
- Would like to see graphic representation of densities
- Bike lane representation in Leona Valley not accurate nor does it account for fire requirements
- Would like to see soft shoulders for equestrian access in Leona Valley

I feel that the proposed land use plan will help minimize threats from hazards.

- Biggest safeguard is bulletin noticing and community word of mouth
- Enforcement issue; grading and paving contribute to threats
- Need better local communication
- The lower densities help reduce risk to hazards because few people are endangered

I feel that the proposed land use plan provides enough opportunities for commercial and industrial services.

- Leona Valley: sufficient as recommended

- Lake Hughes: too much on Trail K and Trail M; review industrial next to the community center

The land use pattern for my community allows for new development (density, type, etc.) that I am comfortable with.

- Three Points: would like lower density for the community

I like the representation of how Lake Hughes could look in the future.

- Like the undergrounding of utilities as depicted
- Kiosk would increase parking issues
- Require undergrounding of utility lines in town centers
- Need to collaborate with utility companies to underground utility lines
- Need prominent crosswalk at appropriate location

I like the representation of how Leona Valley could look in the future.

- Inclusion of bike path would impact existing communities
- Crosswalk does not match character; would like something less prominent like a painted sidewalk
- Like the bike lane and opportunity for safe biking

I like the representation of how Elizabeth Lake could look in the future.

- Hard to tell what the concept is
- Unrealistic because the lake water level can increase and decrease
- Need assistance in finding funding to acquire private side of lake
- Public side of lake needs more signage; try to work with the Forest Service
- Lake should be a low-impact public area where public can still have access and use; not full restriction of use
- Work with Forest Service to keep lake clean (in partnership with community)

In general, the draft plan supports the values and ideals expressed during the community involvement process.

- Like seeing the volume of “green” (low densities) on the map
- Want to see the unique characteristics/individuality of each community preserved